



**Easy Home Sales**  
Independent Residential Sales Agents

**343 The Green**  
Chorley, PR7 5TJ

- Two Bed Mid Terraced House
- Sold With Tenant In Situ
- Large Master Bedroom
- Village Location

**Offers Over £114,995**  
EPC Rating 'D'







## Property Description

Easy Home Sales are delighted to present this charming two-bedroom cottage, ideally located in the heart of the desirable village of Eccleston. Conveniently situated within walking distance of local shops, bus routes, and village amenities, the property also offers access to beautiful countryside walks right on the doorstep. The home lies within the catchment area for the highly regarded Bishop Rawstorne High School and has several local primary schools nearby, making it a great location for small families or those seeking a peaceful yet well-connected village setting.

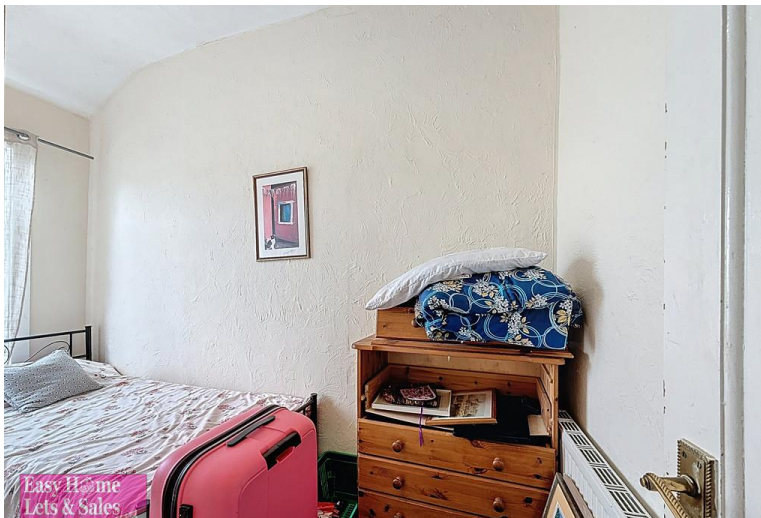
Please note: This property is being sold with a sitting tenant, making it an ideal opportunity for landlords or investors seeking a ready-to-go rental property in a sought-after village location.







On entering the home, you are welcomed into a cosy and inviting lounge featuring a living flame gas fire - perfect for relaxing evenings. Leading through to the kitchen, you'll find a well-designed space fitted with a range of base and wall units, offering ample storage and worktop space. The kitchen also includes a built-in oven and hob, along with integrated appliances such as a fridge-freezer, dishwasher, and washing machine. There is also useful understairs storage to maximise functionality.



Upstairs, the first floor offers a generously sized master bedroom with plenty of space for wardrobes and additional furnishings. There is also a single bedroom, ideal for a child, guest room, or home office. Completing the upper floor is a modern three-piece bathroom suite comprising a WC, basin, and enclosed shower.

Externally, the property benefits from a designated parking space to the front and a private yard to the rear - a practical outdoor space that could be used for relaxing, gardening, or additional storage.

To arrange your viewing, please contact the Easy Home Lets office today.

Thinking of selling your home?

Our experienced sales team would be happy to provide you with a free, no-obligation market appraisal. Call now to find out more about our current offers!



Please Note: All room and land measurements provided in these particulars are approximate and should be verified by the buyer's solicitor. Easy Home Sales advises that all appliances, services, and heating systems be checked by a qualified professional. These property details are intended to be accurate and reliable; however, they do not form part of any offer or contract and should not be relied upon as such. All information should be confirmed independently by the buyer's solicitor or surveyor.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements